

Lower Mass Ave – List of Uses Eligible for FAR Modification (20.104.3)

The following is a listing-out of the uses enumerated in Section 20.104.3 that would be allowed to occupy space receiving the FAR modification. This is intended to better explain the proposed Section 20.104.3 – it is not to be adopted as zoning language.

Retail Business and Consumer Service Establishments (Section 4.35)

- INCLUDED:
- a. Store for retail sale of merchandise
 - 1. Convenience goods store (drug store, food store, liquor store &c.)
 - 2. Other retail establishments
 - b. Manufacturing, assembly or packaging of consumer goods
 - c. Barber shop, self-serve or pick-up laundry, shoe repair &c.
 - d. Hand laundry, dry cleaning or tailoring shop
 - e. Lunchroom, restaurant, cafeteria
 - f. Establishments serving alcohol but with no entertainment
 - 1. Lunchroom, restaurant, cafeteria
 - 2. Bar or saloon not licensed to prepare or serve food
 - g. Establishments serving alcohol with dancing or entertainment
 - h. Theatre or hall for public gatherings
 - i. Commercial recreation
 - k. Printing shop, photographer's studio
 - l. Veterinary establishment, kennel, pet shop or similar establishment
 - o. Fast order food establishment
 - p. [deleted]
 - q. Art/craft studio
 - r. Bakery, retail
- NOT INCLUDED:
- j. Mortuary, undertaking or funeral establishment
 - m. Sales or rentals of new or used cars, autos, trailers, motorcycles
 - n. Office with display or sales space

Office and Laboratory Uses (Section 4.34)

- INCLUDED:
- a. Doctor, dentist, other medical office not part of a clinic
 - b. Accountant, attorney, non-medical professional office
 - c. Real estate, insurance, agency office
 - e. Bank, trust, or similar financial institution
- NOT INCLUDED:
- d. General office use
 - f. Technical lab/office for research and development

Institutional Uses (Section 4.56)

- INCLUDED:
- a (4). Social or recreation center
 - c (4). College athletic facility, auditorium, theater
 - f (1). Social service center
 - f (2). Community center
 - g (3) Local government museum
 - g (5). Local government recreation building
 - g (6). Municipal library
 - i (2). Private museum or non-commercial gallery